

**NORTH SMITHFIELD  
SCHOOL BUILDING COMMITTEE**

**November 6, 2008**

**KENDALL DEAN**

**5:30 p.m.**

**BOARD MINUTES**

**Present: David Chamberland, Paul Vadenais, Steve Lindberg, Edward Yazbak, Paul Nordstrom, Jane Biron, John Perry and Scott Majeau.**

**Others Present: John Lahar, Robert Desrochers, Ron Fagnoli, Charles Roberts, Matteo Alibrio, David DeQuattro, and Steve Biron.**

**The meeting was called to order at 5:38 p.m. Following roll call by Jane Biron the minutes to the October 2, 2008, meeting was reviewed and motion to approve the minutes was made by Edward Yazbak and seconded by Paul Nordstrom. The committee unanimously approved the motion.**

**Motion to recommend for payment to the Town Council Requisition No. 27, Job 4178, in the amount of \$350,539.74 for Construction Management Services for the Period through October 31, 2008, was**

made by David Chamberland and seconded by Edward Yazbak. The committee unanimously approved the motion with Mr. Stephen Lindberg abstaining.

Motion to recommend for payment to the Town Council Requisition No. 15-F Revised in the amount of \$31,763.60 for Construction Management Services for the Period through October 31, 2008, was made by David Chamberland and seconded by Edward Yazbak. The requisition was originally submitted higher, but David Chamberland requested it be changed since the job was not done on time. All off sets will be done by Fleet. The warrantee and the bond for the track are in question. TrackLite has not been paid. The committee unanimously approved the motion with Mr. Stephen Lindberg abstaining.

## **Old Business**

1. First Floor IDF Room – Data was submitted by Charles Roberts indicating the temperature remains pretty even and he felt this should remain the same in the summer also.

2. Advantech System – All changes were taken care of and Advantech will meet with Bob Desrochers next Wednesday. The extra phone line has been installed. A weekly test and a quarterly test will be done by Advantech for up to one year.

**3. Running Track and Fencing – On October 17th the work was completed on the track with Fleet extending the agreement to a 5 year warrantee. David Chamberland still prefers Gilbane to warrantee the job even though the work was corrected. The turf field will be viewed tomorrow to explain how to maintain the football field (how to groom the field) with the maintenance crew. Stephen Lindberg mentioned the signage is being redone. It will be a 4 x 4 foot sign in red. He also mentioned that East Greenwich had inquires about the field and the company that installed it.**

**4. FF&E - Charles Roberts – A list of items that were still not received was distributed to the board. Explanation of this information was given by Mr. Roberts. In addition it was noted the cafeteria tables seem not to be constructed properly; the middle leg was not drilled in the correct spot. Gilbane is contacting the company regarding this concern. In Industrial Arts an air compressor is needed and there were other items on the list.**

**5. ADA – Most of the walkway was done in asphalt. There should be a 35% reimbursement from the state.**

**6. Field Lighting – Poles are in place and the meter will be installed shortly.**

**7. Phenolic Panels - were completed on October 20th.**

**8. Fire Pump – The problem with the computer (Mark II) was it was found to be bad and was replaced. A steel plate will be installed tomorrow.**

**9. Landscaping – Different degrees of growing grass is all around the campus. It was suggested to wait until spring to seed. Money should be put in escrow for this job.**

**10. Financial Update – October's numbers from Matteo Alibrio will be sent to Edward Yazbak as this is done on a monthly basis. David Chamberland stated that changes are constantly being done so that the totals will change also. Edward Yazbak mentioned that \$600,000 is not funded by the town as of yet. The general Fund is paying the bills for now. This \$600,000 should have been included in the original bond.**

**11. Security System. A circuit card and hardware are needed for the handicap plates since the present one does not work. Adjustments still need to be done on the front doors of the high school. By the next monthly meeting the doors should be completed.**

**4. Technology Equipment – Ron Fagnoli stated that the server racks were originally 24" and needed to be replaced with 30" racks. Then they needed to be replaced with 36" racks with a cost of \$2,100 and \$1,300 for installation. Hewlett Packard will accept the original racks. Gilbane will pay the \$2,100 of the \$3,400 bill but the \$1,300 needs to**

be paid by the school department. David Chamberland asked why there was an additional charge. Stephen Lindberg said the right racks are now installed and the school department will pay the extra cost. Charles Roberts mentioned the electrician will be in on November 7th to exam the power room and to examine the speaker in the band room.

Library Books – Ron Fagnoli – Originally the budget did not include the library books. Lincoln Middle School had a similar problem also with library books. David DeQuattro explained that in 2003 the 30M would have paid for many more items than the 30M can today. It was mentioned by David Chamberland that he felt money might be left over and we should not spend it all at this time, but, also, maybe not spend it on books. Mr. Lindberg stated that there will be an \$88,000 deficit in Special Education at this time and a \$36,000 deficient in energy so the school department cannot afford the library books at this time.

Mr. Chamberland asked for a wish list, i.e. a walkway from the parking lot to the football field. He asked how everyone would like to spend the remainder of the funds. He also asked how long it would take to order the library books – one month. By our next meeting we should know how much money will be left.

Irrigation of the softball field should be on the list. Stephen Lindberg mentioned a plan he has in the works for this. Mr. Chamberland

would like to utilize every penny with no left over. The change orders are less than 1% in the design and this is very good.

## **NEW BUSINESS**

Update - Charles Roberts – Punch List. The commissioning will be complete by next week.

Some companies have asked that the retainage to be reduced and this will be decided on at the next meeting. Fleet might be reduced except for the TrackLite and \$70,000 be held back

Changes in the Design Builders Contingency are as follows:

A total of \$179,960 in savings for Gilbane and \$135,000 for the Building Committee.

#200 – Costa Brothers – under slab needed \$8,917.

#233 – Revision at site wall near loading dock to the transformer and near the fields \$16,794.

#623 – Patching the ceiling tiles - \$1,288.

#810 – Dewatering of oil tank during installation of tanks - \$5,000.

#820 – MEP coordination conflicts with Delta - \$5,654.

#870 – Provide concrete accelerator in the mix as needed - \$2,481.

#1420 – Provide flash patching to prep floors - \$11,173.

#1490 – Steel in towers to fill gaps - \$2,651.

**#1590 – Remove – (\$3,856).**

**#1880 – Smoke detector added requested by Fire Marshall - \$6,293.**

**#1970 – Painted plywood at curved roof - \$1,528.**

**#1980 – Fire Marshall requested ACT in electric rm. - \$1,372.**

**#2180 – Rehang door - \$456.**

**#2200 – Fire alarm control wire requested by Fire Marshall - \$2,230.**

**#2210 – Revised microwave ovens in teacher planning rooms - \$1,826.**

**#2290 – Touch-up metal doors - \$1,233.**

**#2410 – New door signage – fire alarm to be installed next week - \$4,725.**

**#2440 – Phone line to shed - \$2,350.**

**#2460 – Cut down gym walls for better view - \$3,702.**

**#2550 – Rip Rap Swale - \$1,738.**

**#2560 – Roof repairs - \$1,387.**

**\$2600 – Installation of motorized caf shade switches - \$553.**

**#30040 – Snow removal – (\$219)**

### **Changes in the Owner's Contingency:**

**A negative balance of (\$56,031) will be off set.**

**#481 – Graffiti removal - \$4,942.**

**#1260 – Credit Revision in FCS Lab – (\$13,898)**

**#1470 – Cathodic protection at water tank - \$7,269.**

**#1771 – Removal of ledge for Football Lights - \$13,048.**

**#2140 – Remove – (\$14,383).**

**#2190 – Landscaping scope near cafeteria - \$10,725.**

**#2320 – Striping in football field parking lot - \$653.**

**#2391 – Power wash walkway - \$1,500.**

**Motion to recommend to the Town Council payment for changes to the Design Builder's Contingency regarding the above mentioned items in the amount of \$86,448 was made by Edward Yazbak and seconded by Paul Nordstrom. The committee unanimously approved the motion.**

**Motion to recommend to the Town Council payment for changes to the Owner's contingency regarding the above mentioned items in the amount of \$24,239 was made by Edward Yazbak and seconded by Paul Nordstrom. The committee unanimously approved the motion.**

**Motion to recommend to the Town Council to reduce the retainage based on recommendation by Gilbane was made by Edward Yazbak and seconded by Paul Nordstrom. The committee unanimously approved the motion.**

## **OPEN FORMUM**

**John Perry asked if anyone was trained on the boilers and Bob Desrochers stated that the maintenance crew was trained and a video was produced in the training.**



**Mr. Edward Yazbak stated at this time that he appreciated Mr. Steve Biron attending the board's meeting tonight. For the total job 98% of the project was without problems. With the size and scope overall; that was a small percentage with problems. David Chamberland and Paul Vadenais were credited with doing a great job.**

**Steve Biron mentioned that he was on the North Smithfield Elementary School Building Committee and they had many more changes and problems. Mr. Biron commended everyone for a job well done. Being a resident of this town for 25 years it was great to see a job done right the first time.**

**Mr. Lindberg asked about the projectors. Charles Roberts stated CCR Pyramid will install a projector mount to stop the problem of vibrations occurring.**

**The Department of Education will be coming to the middle school tomorrow.**

**Mr. Charles Roberts mentioned that he has overheard construction workers comment on the job and the way the school was built with value in mind. It was a great job.**

**The next meeting will be December 4, 2008.**

**The meeting was called for adjournment by Paul Vadenais at 7:26 p.m.**